



MEETING WILL BE LIVE STREAMED ON YOUTUBE: [Page County, Virginia- YouTube](#)

AGENDA

Page County Planning Commission

Regular Meeting

Board of Supervisors Room- County Government Center

103 South Court Street, Luray, VA 22835

January 11, 2022- 7:00 p.m.

Call to Order

- A. Pledge of Allegiance
- B. Moment of Silence
- C. Microphone Reminder
- D. Attendance Roll Call

Adoption of Agenda

Citizen Comments on Agenda Items

New Business

- | | |
|--|-------------------|
| A. FY2023 Draft Planning Commission Budget Review | Tracy Clatterbuck |
| B. February 22, 2022 Planning Commission Work Session Discussion | Tracy Clatterbuck |
| C. Adoption of Minutes- November 17, 2021 | |

Unfinished Business

- | | |
|--|-------------------|
| A. Johnathan Martinez- Special Use Permit Application | Tracy Clatterbuck |
| B. Cape Solar, LLC- Special Use Permit Application | Robert Propes |
| C. Review draft of Zoning and Subdivision Ordinance
provided by the Berkley Group | Tracy Clatterbuck |

Open Citizen Comment Period

Chairman's Report

Clerk's Report

Adjourn

Form 3: Expenditure Requests

Code	Account	FY 2020 Actual	FY 2021 Actual	FY 2022 Adopted	FY 2022 Adjusted	FY 2023 Request	Percent Change	Reason for Substantial Changes
11-04	Part-Time Wages	5,124	5,744	9,600	9,600	9,600	0%	
20-01	FICA Taxes	392		734	734	734	0%	
	Subtotal - Personnel	5,516	5,744	10,334	10,334	10,334		
30-30	Advertising	1,485	439	1,500	1,500	1,500	0%	
50-20	Postal Services	85	2,562	300	300	300	0%	
50-51	Mileage	510	673	1,500	1,500	1,500	0%	
50-53	Meals and Lodging	-	500	2,500	2,500	2,500	0%	
50-54	Conventions and Education	550	8	4,750	4,750	4,750	0%	
58-01	Dues and Associations	-	-	500	500	500	0%	
	Subtotal - Operations & Maintenance	2,630	4,182	11,050	11,050	11,050		
	Total	8,146	9,926	21,384	21,384	21,384		

DRAFT

Capital Improvement Request: Tablets for PC members

MINUTES
PAGE COUNTY PLANNING COMMISSION & BOARD OF SUPERVISORS
Joint Public Hearing
November 17, 2021

Planning Commission Members Present

Catherine Grech, District 1
Donnie Middleton, District 2
Isaac Smelser, District 4

Steve Atkins, District 2
Jared Burner, Chairman, District 3

Planning Commission Members Absent

Keith Weakley, Vice Chairman, District 3

William Turner, Secretary, District 5

Board of Supervisors Members Present

Morgan Phenix, Chairman At-Large
Allen Louderback, District 2
Larry Foltz, District 4

D. Keith Guzy, Jr., District 1
Mark Stroupe, District 3
Jeff Vaughan, District 5

Staff Present

Amity Moler, County Administrator
Tracy Clatterbuck, Zoning Administrator
Michael Helm, County Attorney

Regina Miller, Assistant County Administrator
Nina Fox, Economic Development & Tourism Director
Kelly Butler, Senior Permit Technician

Joint Public Hearing

A. Yvonne Berezoski – Rezoning Application

Commission Chairman Jared Burner opened the Planning Commission's public hearing on the rezoning request for Yvonne Berezoski at 7:04 p.m.

Chairman Phenix opened the Board of Supervisors public hearing on the rezoning request for Yvonne Berezoski at 7:04 p.m.

Tracy Clatterbuck, Zoning Administrator, explained that Yvonne Berezoski (owner and operator of Outlanders River Camp) and Blue Water Development Corporation (purchaser) have filed an application to rezone property located at 4253 US Highway 211 West, Luray, VA, and further identified by tax map number 49-A-73 (totaling 81.813 acres). The property is currently zoned as follows: approximately 28.448 acres zoned as Agriculture (A-1), approximately 43.376 acres zoned as Residential (R), and approximately 9.9896 acres zoned as Commercial (C-1). The applicant is requesting that the portion of the property currently zoned as Residential (43,376 acres) be rezoned to Agriculture (A-1). If approved, approximately 9.9895 acres would remain zoned as Commercial (C-1) and approximately 71.824 acres would be zoned Agriculture (A-1). The rezoning of this parcel would allow for the expansion of the existing campground.

The applicant is also requesting to rezone property located at 4259 US Highway 211 West, Luray, VA, and further identified by tax map number 49-A-73A (totaling 3.00 acres). The property is currently zoned as Residential (R) and is improved with an existing single-family dwelling. The applicant is requesting that the property be rezoned from Residential (R) to Agriculture (A-1). If approved, this parcel would also be used in conjunction with the campground.

Pursuant to §125-10 D. (9) of the Page County Zoning Ordinance, campgrounds are only permitted by special use permit in the agriculture (A-1) zoning district. They are not permitted by-right or by special use permit in the Residential (R) zoning district.

Public Hearing Comments:

Brad Holsinger expressed that he is a neighbor to the project. He said it was likely that no one in the room would prefer to live next door to 1,400 weekly transients on 85 acres because it is zoned agriculture than beside residences where neighbors, who care for their own property, and live their own lives reside. He said his property is agricultural and he has crop fields and raises cattle. Both of these farms, outlanders and his, are some of the oldest continuously farmed in the county. This project, he said, should be called an 85-acre high intensity commercial enterprise, surrounded by agriculture because that is what it really is. He and his neighbor's true agriculture lifestyle should be protected.

Each Commission and Board member was either elected or appointed to represent your district, your neighbors, and protect this county. Growth and progress are needed and inevitable, but this progress needs to be considerate to those of us that are here now, and how a project is going to affect us now and in the future. He asked that each member make their decision as if this project was going in your district, beside your farm, forever.

The attorneys are going to argue that any downsizing of this project is going to cause the developer to walk away, and take with it the precious tax dollars. Hold firm, don't believe it. He asked them to protect his neighbors and his property rights, and set the precedent of doing that for all of the neighbors of all future projects that come to our beautiful valley. Without detailed restrictions in this special use permit and a true sincere setback on this project, he will be negatively affected forever.

Mark Frondorf commented that he is the Shenandoah Riverkeeper, part of the Potomac Riverkeeper Network. He said they are an environmental nonprofit organization whose mission is to protect the public's right to clean water by stopping pollution, protecting drinking water, restoring healthy river habitat and enhancing public access and recreation.

While they have no quarrel with the application to rezone from Residential to Agriculture, they do object to the speed and manner in which the Board of Supervisors is undertaking this vote and urged them to delay the special use permit vote until they have sufficient information to make a proper determination. Their objection revolves around two separate matters. First, the Board will be voting on granting a special use permit based upon a draft concept plan, not a detailed schematic, showing the exact locations of a DEQ-permitted package Waste Water Treatment Plant, not with a VDH approved well with required setbacks from cabins and any other structures. The special use permit also states that breweries, restaurants and banquet and event facilities are also permitted as a customary usage of a campground operation. He asked where these will be located and what will be the impact on neighbors and river users. In the Executive Summary (Exhibit 1), the applicant states that among other departments and agencies that DEQ provided preliminary comments that are very favorable to this application. What DEQ actually wrote to the applicant is that until the permitting process is completed, including the public participation process, and the permit is signed, there are no assurances that a permit authorizing the proposed discharge would be issued. The second major objection is that the application packet has inflated figures for the tax revenue this campground will generate. The Page County Economic Development Office wrote stating this project will generate \$567,000 in Transient Occupancy Tax revenue, but this is based upon an average nightly rate of \$180 that Blue Water provided notionally for all of their properties.

The Page Valley market will not support that figure. Other campgrounds in the area charge much lower rates.

Rand Howan expressed full support for the rezoning and special use permit. He noted that he serves on the Page County Tourism Council and said their jobs is to get people staying in the County. He said anytime there is growth, there will be objections. He asked the Commission and Board to consider this rezoning and special use permit.

With no more speakers during the public hearing, Commission Chairman Jared Burner closed the public hearing for the Planning Commission on the rezoning request at 7:16 p.m.

Chairman Phenix closed the public hearing for the Board of Supervisors on the rezoning request at 7:16 p.m.

Commission Chairman Jared Burner asked for any discussion, questions or concerns from the Planning Commission members on this rezoning request. With none being heard, he asked for a motion.

Planning Commission Motion: Commissioner Cathy Grech moved that the Page County Planning Commission recommend approval to the Board of Supervisors to rezone tax map number 49-A-73 (containing approximately 43.376 acres) and tax map 49-A-73A (containing 3.00 acres) from Residential (R) to Agriculture (A-1). Commissioner Isaac Smelser seconded and the motion carried by a vote of 5-0. Aye: Smelser, Grech, Atkins, Middleton, Burner. Nay: None. Absent: Weakley, Turner.

Chairman Phenix asked the Board for comments or concerns.

Supervisor Vaughan said he visited the property and the current owners are not in compliance with the existing special use permit. He said the DEQ topics should be addressed. He expressed concern over the adjacent properties and said 50 foot set backs are not enough; it should be 100 foot. He was not in favor of voting for the special use permit tonight.

Supervisor Guzy reminded Mr. Vaughan this is the rezoning part of the hearing. Once we get to the SUP part, we can address these concerns then.

Supervisor Foltz agreed that the setbacks are a concern.

Supervisor Louderback suggested to deal with what is currently before the Board, which is the rezoning of the property.

Supervisor Stroupe said it is development for the county and we need to make sure the special use permit has everything covered.

Chairman Phenix agreed the set backs are an issue, but the Board needs to first deal with the rezoning.

Board of Supervisors Motion: Supervisor Guzy moved that the Page County Board of Supervisors approve the rezoning of tax map number 49-A-73 (containing approximately 43.376 acres) and tax map number 49-A-73A (containing 3.00 acres) from Residential (R) to Agriculture (A-1). Supervisor Foltz seconded and the motion carried by a vote of 5-1. Aye: Guzy, Louderback, Stroupe, Foltz, Phenix. Nay: Vaughan.

B. Yvonne Berezoski – Special Use Permit Application

Commission Chairman Jared Burner opened the public hearing of the Planning Commission on the special use permit application for Yvonne Berezoski at 7:28 p.m.

Chairman Phenix opened the public hearing of the Board of Supervisors on the special use permit application for Yvonne Berezoski at 7:29 p.m.

Tracy Clatterbuck, Zoning Administrator, reviewed that Yvonne Berezoski (owner and operator of Outlanders River Camp) and Blue Water Development Corporation (purchaser) have filed an application for a special use

permit amendment to expand the existing campground located at 4253 US Highway 211 West, Luray, VA, and further identified by tax map number 49-A-73 (totaling 81.813 acres). The applicant is also requesting a special use permit be granted for property located at 4259 US Highway 211 West, Luray, VA, and further identified by tax map number 49-A-73A (totaling 3.00 acres). If approved, this parcel would also be used in conjunction with the campground. Pursuant to § 125-10 D.(9) of the Page County Zoning Ordinance, campgrounds are only permitted by special use permit in the agriculture (A-1) zoning district.

The existing campground is currently improved by 40 RV sites, three cabins, 28 separate campsites, and 18 primitive campsites, all of which are located on the agriculturally zoned parcel and are all currently subject to the requirements of the existing special use permit granted on February 19, 2008. As shown on the proposed detailed concept plan, the purchaser is proposing the addition of 153 RV sites, 80 new cabins, and 59 safari/glamping sites. This will increase the campground to a total of 353 usable camping sites together, with amenities, including bathhouses and other facilities as shown on the proposed concept plan. She urged the Commission and Board to carefully consider any proposed conditions that are attached to the special use permit.

The applicant has reached out to VDOT, the Health Department and Building Official for comment regarding the proposed application.

She outlined the appropriate sections of the Comprehensive Plan and said the special use permit complies with the Plan and suggested the Board makes sure conditions are in place so they can be enforced.

Public Comments on the Public Hearing for the Special Use Permit:

Robert Janney, Attorney on behalf of the applicant, said the original special use permit was approved in 2008, and the campground ordinance was completely rewritten in 2013. The existing campground is grandfathered in and is in compliance with those regulations. He explained that they had offered some changes to the special use permit, which was sent to the Board, but nothing else could be done until the rezoning and special use permit are approved. He noted that they will provide a site plan for the project and the DEQ is the one that will monitor their water issues. He went on to explain how the green belt sections will be fenced off and feels confident that all this can be worked out. He requested approval of the special use permit.

Todd Burbage, purchaser, said he runs Blue Water Development Corporation and acknowledged the concerns expressed by the neighbors and said he wants to be a good neighbor. He owns campgrounds in various places throughout the country and stands on his record. He said the Page County EDA even thinks this is a good opportunity for the county. We always give back to the communities and have the financial means to build any kind of green belt required. This property fits for a campground and they will partner with area businesses as well to help promote them.

Tyler Austin, Racey Engineering, presented the revised concept plan for the campground. He said that Blue Water has gone beyond anything he's ever seen in his company in terms of allowing them to design. Most of it deals with the wastewater issue. He showed the new layout, and said it would meet the 50-foot green belt requirements and to plant the vegetation that would be required, at the property line. He also said no ATVs would be using the green belt unless it's for maintenance. The water treatment plant has been moved from the previous layout, which is a mini version of what the Town of Luray is using. He said they would meet the standards set forth in the codes. He also said they have quiet hours in the campground rules and regulations. He noted that they revised their plan to include 370 campsites instead of 350. Lastly, the historical house on the property will not be torn down.

Jim Sims, Partner at The Mimslyn Inn, said that Virginia is one of the top states for travel. For every \$1 spent on tourism, the return is \$5. He said with the help from the Board of Supervisors the county helped him

establish his business and it is now a \$4 million business. He hopes the Board will do the same for Blue Water. Mr. Sims said he has stayed in many of their campsites and they are nothing but professional and well managed.

Brad Holsinger commented that he is trying to protect his farm from the noise, light, and visual pollution. He said that a true 100' green belt complete with berm and with a 10 ft privacy fence on the inside is needed to protect neighboring properties. Outlanders' ownership and management have always disregarded the special use permit restrictions that they are currently operating under. He stated his grievances of trespassing and the lack of any setbacks or green belts are 100% true and documented. The toilets, ATV trails, gravel roads, runoff and campsites are inches from his property lines. He indicated that the \$30 million expansion may never come. He asked the Board not to be compelled by the dangling carrot of TOT money and property tax dollars to approve this tonight if they have not had time to do their due diligence and figure out the correct sizing for this project. The special use permit needs to be written by the Supervisors and Commission members, not the attorneys of the proposed developers. The neighbors need and deserve a genuine documented 100' green belt setback, complete landscaped berm and a 10' privacy fence on the inside to protect their properties. The attorneys and developers have revised the proposal to barely meet the minimums of the Page County Code, in an effort to appear that they are sympathizing and being generous to the neighbors. They are attempting to shoehorn as many tourists up against their property lines as the minimum code would allow. The Code and special use permit process was designed to be rightsized for each individual project. The Board of Supervisors are the ones to determine the proper size and scale of any special use permit project. If approved in its entirety, there will be nearly 1400 transients on an 85-acre farm beside him forever.

Ken Farkas commented that he has no position on this special use permit, however he does on the process. He stated that because of the Board's hast, ignorance and cavalier attitude we now have a solar project in Stanley and the Board has lost control of it.

Frank Filipy expressed support for tourism, but was concerned over the outdoor lighting, occupancy permit, and the river. He said he hopes the Board puts protective regulations on these items in the special use permit.

Mark Frondorf commented that after reviewing the application package, there are no written conditions detailing what exactly Blue Water Development Corporation will do to protect the South Fork of the Shenandoah River. It is the river that makes this land so valuable. The river is owned by all of us to use and enjoy and this expansion has the potential to impair the use and enjoyment of the river by Page County residents and visitors. All river stakeholders need to be proactively thinking about what they can do to minimize nitrogen and phosphorous runoff to help protect the river. He requested that the special use permit include language requiring a conservation easement that: permanently restricts buildings, structures and lighting that impairs the viewscape from the river; requires a 35' minimum native vegetated riparian long the river shore line; and, provides a significant tax benefit to Blue Water for voluntarily pursuing a conservation easement. Lastly, he encouraged the Board to revisit the proposed language in the special use permit, as currently drafted.

Chris Anderson said this project is in line with the Comprehensive Plan. However, she expressed concern with the waste water plant and the protection of the river.

Randy Howan commented that the pricing of rentals pertains to the people you are targeting. He clarified that 40% of TOT money goes to the County. If a neighbor is living 1000 feet away from the campsites, then 100-foot green belt is not going to do much more than the 50-foot setbacks.

Nina Long noted that the proposal from Blue Water Development Corporation is perfectly aligned with Page County's vision and economic mission. This tourism-based business will yield a high, positive financial impact in our county, towns, and local existing businesses. This type of development not only represents our goals to preserve and protect our landscape, but also promotes economic stability and economic strength. With a business of this scale, it will not only ensure full time-positions for local citizens and residents, but it will also produce revenue streams for Page County. She provided the Board with a comparative report as well as projections based on information provided by Blue Water Corporation. Mrs. Long said this is a great fit for our county.

Commission Chairman Burner closed the Planning Commission's public hearing on the special use permit for Yvonne Berezoski at 8:56 p.m.

Chairman Phenix closed the Board of Supervisors public hearing on the special use permit for Yvonne Berezoski at 8:56 p.m.

Commission Chairman Burner opened the discussion for the Planning Commission. Chairman Phenix opened the discussion for the Board. The Commission and Board then reviewed each item of the proposed special use permit and made revisions accordingly.

Planning Commission Motion: Commissioner Isaac Smelser moved that the Page County Planning Commission recommend approval to the Board of Supervisors for a special use permit amendment to expand the existing campground on tax map number 49-A-73 and 49-A-73A, with the attached conditions, and amended final changes, presented tonight. Commissioner Steve Atkins seconded and the motion carried by a vote of 5-0. Aye: Smelser, Grech, Atkins, Middleton, Burner. Nay: None. Absent: Weakley, Turner.

Board of Supervisors Motion: Supervisor Guzy moved that the Page County Board of Supervisors approve the special use permit amendment to expand the existing campground on tax map number 49-A-73 and 49-A-73A, with the attached conditions, and amended final changes presented tonight. Supervisor Stroupe seconded and the motion carried by a vote of 5-0. Aye: Louderback, Stroupe, Foltz, Phenix, Guzy. Nay: None. Absent: Vaughan.

* * * * *

Special Use Permit Conditions

Applicant/Owner: Yvonne Berezoski

Tax Map #'s: 49-A-73 and 49-A-73A

Purpose: Campground Expansion

1. This special use permit is transferable and will run with the land. This special use permit shall remain with the property for a period of fifty (50) years.
2. The business shall contain all camping sites (i.e., primitive camping, safari/glamping, cabins, RV, etc.) within the A-1 zoned area. The location of the camping sites and amenities will be substantially in conformance with the attached Draft Concept Plan, dated 11/11/21. The total camping sites shall not exceed 370 sites (including the three [3] existing cabins having a footprint of 770 square feet each) and shall be approved a permitted in accord with applicable codes and standards.
3. The proposed business is allowed one freestanding advertisement business sign, not to exceed 24' in height and 160 square feet in area, if placed within the commercial zoning. The business sign may be permitted a mounted light, only to be projected downward onto the sign.
4. The business shall be in compliance with all county and state agency regulations.

5. All accessory uses in accord with Section 128-3 shall be permitted. For the purpose of clarification, breweries, restaurants, and banquet and event facilities are also permitted as a customary usage of a campground operation.
6. Adequate parking shall be provided to accommodate check-in and employee parking per zoning requirements. Parking spaces shall be appropriately marked and designated.
7. An 8' tall, landscaped berm, shall be placed and maintained in accord with good forestry practice within the 50' Green Belt buffer along the adjoining property boundary lines. The landscaped berm shall include three (3) native species trees per 15 linear feet. Tree type maybe mixed but shall maintain an evergreen/deciduous ratio of 2/1. (Trees must be in healthy condition when planted and replaced seasonally if they are dead.) In addition, a minimum of 4-foot-tall fence shall be installed on the property line side of the berm, and a minimum 8-foot-tall fence shall be installed on the campground side of the berm. The fence located on the campground side of the berm shall include signage in accord with Section 128-5F where signage shall be posted every 50 feet which states: "NO CAMPERS OR OFF-ROAD VEHICLES BEYOND THIS POINT", in a minimum size of two-inch letters. Upon receipt of notice of complaints regarding intrusion on the green belt area, the permit holder shall make reasonable changes to the area to discourage continued intrusion.
8. The existing trees along the Shenandoah River and bordering U. S. Route 211 shall not be removed, except for safety measures. The treeline shall meet the requirements of a green belt within the Page County Recreation Parks Campgrounds Code (Chapter 128).
9. Off-road vehicles shall be permitted for campground and maintenance use within the confines of the campground. Use within the green belt is prohibited, other than for maintenance purposes. No recreational use of off-road vehicles shall be permitted.
10. No customer is permitted to lodge at the campground for more than 120 consecutive days.
11. This special use permit may be revoked upon material non-compliance with the terms of the permit or upon violation of any other relevant terms of the zoning ordinance of the County of Page, Virginia. However, prior to the commencement of any action to revoke this permit, the County shall notify the permit holder, in writing, of the material non-compliance or violation and the permit holder shall have thirty (30) days thereafter to cure the material non-compliance or violation. The notice shall be deemed given when hand delivered to the permit holders or when mailed by certified mail, return receipt requested, to the permit holders.
12. Any material change of use or expansion of the business will require an amended special use permit.
13. The zoning administrator or their designated representative may visit the site at any time to ensure compliance with the special use permit conditions.

* * * * *

Adjourn

Commissioner Cathy Grech moved to adjourn the Planning Commission meeting. Commissioner Steve Atkins seconded and the motion carried by a vote of 5-0. Aye: Smelser, Grech, Atkins, Middleton, Burner. Nay: None. Absent: Weakley, Turner.

Jared Burner, Chairman

Tracy Clatterbuck

From: Robert Propes <robert.propes@urbangridco.com>
Sent: Thursday, January 6, 2022 12:00 PM
To: Tracy Clatterbuck
Cc: Robert Janney; Robert Propes
Subject: Responses to Planning Commission Questions
Attachments: Responses to PC Questions 1.6.22.pdf; Estimated energy output (75MW array) 1.6.22.pdf; Cape Solar - Veg Buffer Detail (revised 1.6.22).pdf

[NOTICE: DO NOT CLICK on links or open attachments unless you are sure the content is safe. No email should ever ask you for your username or password.]

Tracy,

During the December 14, 2021 Planning Commission meeting, there were a few questions that were asked regarding the Cape Solar project that I offered to follow up with responses. In addition, one of the Planning Commission members requested that the attached Vegetative Buffer Detail, that shows the proposed setback and vegetation scheme along Rt. 340, be revised to show a 25' distance between the centerline of the road and the property line.

I would kindly ask you to provide these responses to the Planning Commission, and confirm that the Cape Solar project is still on the agenda for the Jan. 11th meeting, at which time we are again requesting the Planning Commission to set a date for a hearing on our project. As requested by Robert Janney, I would like to participate in the upcoming meeting by phone to be able to answer any additional questions the Planning Commission may have. I look forward to receiving the dial in information so that I may participate by phone.

Thank you,

Rob

Rob Propes
Project Development Manager
Urban Grid

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Responses to Page County Planning Commission Questions from 12/14/21 Planning Commission Meeting

What is the height of the tallest piece of equipment associated with the project substation and switching station?

The tallest piece of equipment associated with the project is something called a static mast. There would be three static masts, two of which are located in the switching station, and one located in the project substation. The mast in the project substation is the tallest, with a height between 60' – 75'.

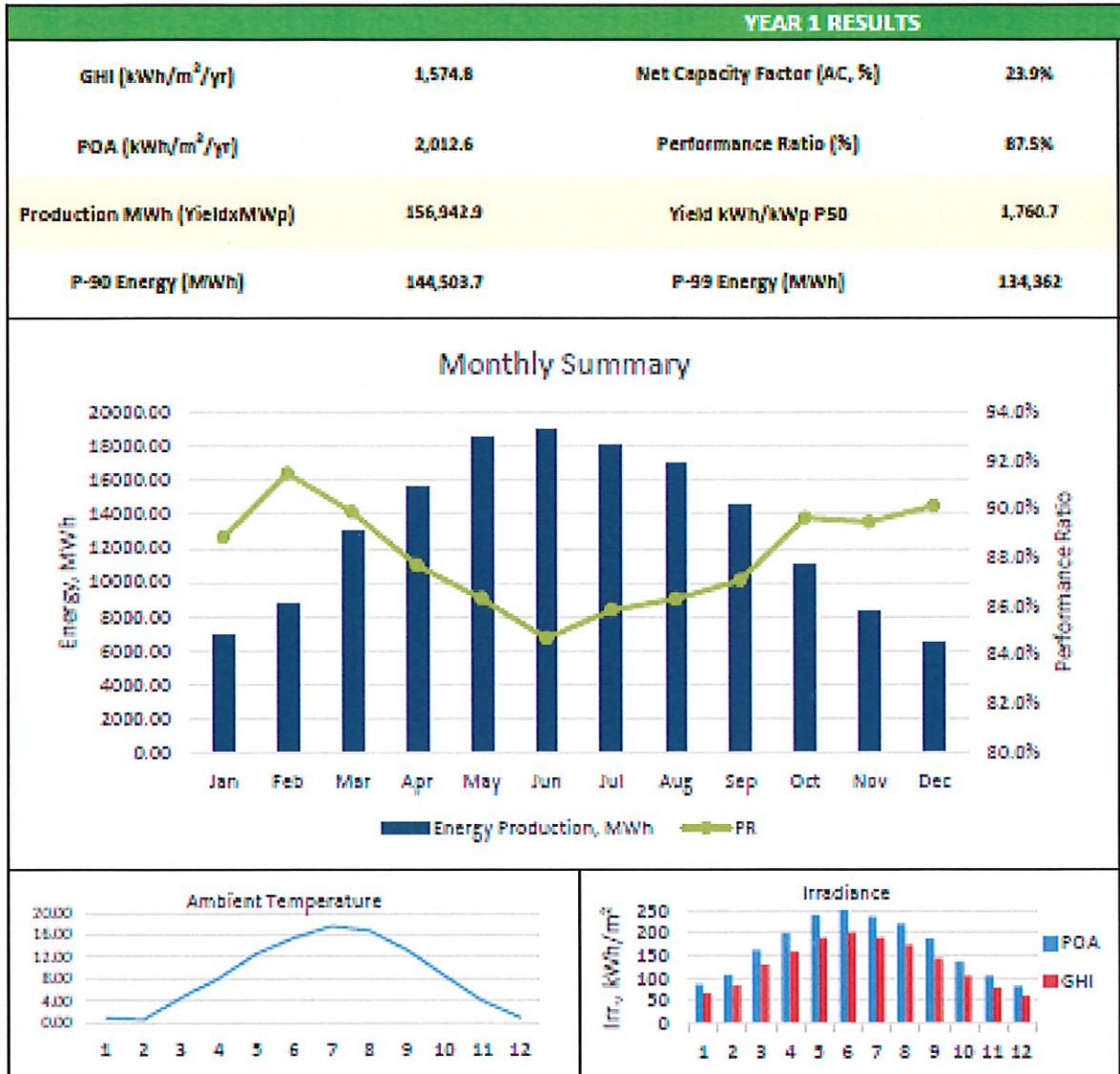
The static mast is by far, the tallest piece of equipment, with most of the other equipment having a height of 20 – 30'.

The approximate fenced dimensions of the project substation are estimated to be 200' x 180', and the dimensions of the switching station are estimated to be 350' x 250'.

Can we locate the project substation and/or the switching station closer to the interior of the project?

Locating the project substation within the interior of the project creates several negative impacts to the project. Overhead electrical lines would need to be built from the project substation to the switching station, resulting in increased costs associated with installing the lines and poles, and the need to utilize more land to site the panels. The addition of overhead lines and poles would create a negative visual impact that cannot be mitigated with vegetative buffers. In addition, the overhead lines and poles would cast shadows on the adjacent solar panels, which reduces the energy production. With respect to locating the switching station, this facility would be owned by First Energy, which would determine the location of their facility. It has been our experience that utilities prefer to locate switching stations in close proximity to the existing power lines.

The Planning Commission requested information on the estimated energy produced by the Cape Solar project throughout the course of a year. The information below shows the estimated energy production of a proposed 75 megawatt array. The estimated energy produced over the course of the first year of operation is shown in the table below as 'Production MWh'. This is the estimated number of megawatt hours produced by the solar project over the course of one year of production.



There are other data points included in the information above, which are used by our in-house engineers to evaluate the performance of a given layout, which I've attempted to define in layman's terms.

GHI, or Global Horizontal Irradiance, is a measure of the available solar resource.

Net Capacity Factor is a measure of how often a generation facility is running at maximum power. A generation facility with a capacity factor of 100% means it's running all the time at maximum output.

RIGHT-OF-WAY DETAIL
NOT TO SCALE

